035.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	658,500 / 658,500
					USE VALUE:	658,500 / 658,500
					ASSESSED:	658,500 / 658,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		GRANTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TORREGROSSA JANE C/ TRUSTEE	
Owner 2:	JANE C TORREGROSSA REVOCABLE	
Owner 3:	TRUST	
Street 1:	14 GRANTON PARK	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	TORREGROSSA JANE C -
Owner 2:	-
Street 1:	14 GRANTON PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,441 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6441.000	265,100	900	392,500	658,500
Total Card	0.148	265,100	900	392,500	658,500
Total Parcel	0.148	265,100	900	392,500	658,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.66 | /Parcel: 358.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	24486
GIS Ref	
GIS Ref	
Insp Date	11/01/18

!2887!

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,100	900	6,441.	392,500	658,500	658,500	Year End Roll	12/18/2019
2019	101	FV	218,500	0	6,441.	355,700	574,200	574,200	Year End Roll	1/3/2019
2018	101	FV	218,500	0	6,441.	337,300	555,800	555,800	Year End Roll	12/20/2017
2017	101	FV	218,500	0	6,441.	294,400	512,900	512,900	Year End Roll	1/3/2017
2016	101	FV	218,500	0	6,441.	251,400	469,900	469,900	Year End	1/4/2016
2015	101	FV	205,100	0	6,441.	233,000	438,100	438,100	Year End Roll	12/11/2014
2014	101	FV	205,100	0	6,441.	193,200	398,300	398,300	Year End Roll	12/16/2013
2013	101	FV	205,100	0	6,441.	184,000	389,100	389,100		12/13/2012

PRINT

Date	Time
12/10/20	18:13:40

LAST REV

Date	Time
09/09/19	15:21:32
apro	
2887	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TORREGROSSA JAN	72225-194	1	2/13/2019	Convenience	1	No	No		
	14980-534		4/1/1983		75,000	No	No		Alfred C Torregrossa dod 9/12/1994

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2004	651	Redo Kit	47,000	C		G6	GR FY06	re-mdel bath

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
1/24/2009	Meas/Inspect	336	PATRIOT
4/4/2005	Permit Visit	BR	B Rossignol
4/7/2000	Inspected	276	PATRIOT
2/25/2000	Measured	197	PATRIOT
8/13/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	24486
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6441		Sq. Ft.	Site		0	64.	0.95	3									392,466						392,500	

Total AC/HA: 0.14787 | Total SF/SM: 6441 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 392,466 | Spl Credit | Total: 392,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325627
Depreciation:	60567
Depreciated Total:	265060

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

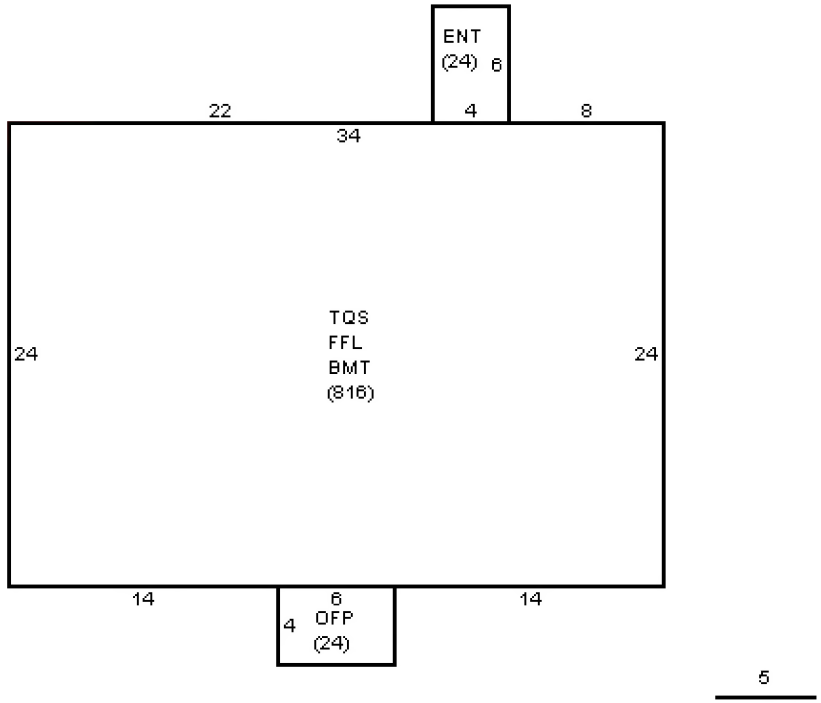
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.03
Special Features:	0	Val/Su Net:	115.66
Final Total:	265100	Val/Su SzAd	185.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	49.080	40,049
FFL	First Floor	816	141.030	115,084
TQS	3/4 Story	612	141.030	86,313
ENT	ENTRY	24	26.270	630
OFP	Open Porch	24	43.780	1,051
	Net Sketched Area:	2,292	Total:	243,127
Size Ad	1428	Gross Are	2496	FinArea 1836

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X22	A	AV	2000	3.56	T	15.2	101			900			900
2	Frame Shed	D	Y	1	8X8	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900